



"The City With a Heart"

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Bob Marshall, Jr
Mary Lou Johnson
Kevin Chase
Perry Petersen
Joe Sammut

AGENDA

PLANNING COMMISSION MEETING

April 17, 2012

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: March 20, 2012

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. 1999 Earl Avenue (Fire Station 52) and APN 019-043-490 (Caltrans Property)

C-N (Neighborhood Commercial)

Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow off-site construction staging areas within the Crestmoor neighborhood per Section 12.84.030 of the San Bruno Municipal Code. City of San Bruno (Applicant), City of San Bruno (Owner); State of California (Owner) **TUP-12-002**.

B. 442 San Mateo Avenue (APN 020-364-300)

Zoning: C-B-D Central Business District

Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant expansion, and a Parking Exception to allow conversion from a retail establishment to a restaurant without providing additional parking per Chapter 12.96.120.C.12 and 12.100.120 of the San Bruno Municipal Code. Cleo Lemes (Applicant) Welch Family Partnership (Owners) **UP12-004 & PE12-001.**

C. 574 San Mateo Avenue (APN 020-142-170)

Zoning: C-B-D Central Business District

Environmental Determination: Categorical Exemption

Request for a Parking Exception to allow conversion from a retail store to a hair salon without providing additional parking per Chapter 12.100.120 of the San Bruno Municipal Code. Anna Margiannis (Applicant) Barry Gevertz (Owner). **PE12-002.**

D. Draft Environmental Impact Report (DEIR) for the Draft Transit Corridors Specific Plan

Receive report and take public comment on the Draft Environmental Impact Report (DEIR) for the Draft Transit Corridors Specific Plan.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- **Select the May 10, 2012 Architectural Review Committee members**
- **Update on Development Activity**

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on May 15, 2012 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.